



**Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting**

June 4, 2014

6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

**Planning  
Board  
Approval:**

6/18/2014

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 PM by Planning Board Chairman Ashley Tucker.

**Roll Call:** Starr Leyva, Ken Knight, Rick Williams, Ron Homeyer, Ashley Tucker, Mark Curtis. Jim Cole was absent.

**Staff present:** Administrator of General Services - John Sudduth, Planning Director – Rinkey Singh, Planning Manager – Kevin Gambrill, Senior County Planner – Mike McConnell, and County Planner - Taylor Reamer were present. Fire Marshal – Marc Trollinger was present.

**Public Present:** 11 members of the public were present. (See attached sign in sheet for additional information).

**Amended Minutes Discussion:**

Mr. Homeyer stated that on page 2, his comments should read the berm heights are based from 6 feet above the finished floor, not 6 inches. On page 6, the proposed loading docks are 50 feet closer than the existing loading docks at the Simmons factory, not 50 feet further.

Mr. Homeyer made a motion to amend the minutes. 6-0 motion carried.

**Disposition of Minutes:** Mr. Knight moved to approve the May 21, 2014 Planning Board Meeting Minutes as amended on pages 2 and 6. The motion was seconded by Ms. Leyva. The motion carried 6-0.

**General Public Comment:** None

**Old Business:** None

**New Business:**

- A. Schweer Variance, (#14-385), 5 Puckett, Rogers 18-00635-000**  
**Represented by Drew Sneary, Andrew's Prime Construction Company, 8488 Cedar Terrace Rd., Rogers AR**

**Staff Report:** The applicant is seeking a residential side setback variance for the construction of a garage on the subject property. The applicant is proposing the construction of a 21x39 foot garage north of the existing house. The building will be within 3 feet of the property line upon completion. The subject property is located in a topographical constraining area near Beaver Lake. The applicant is requesting a 3 foot side setback in lieu of the 10 foot side setback requirement.

**Board Comment:**

Ms. Leyva asked if the applicant had located the actual property line, a surveyed property line.

Mr. Sneary stated that no survey had been done for the property.

**Public Comment:**

**Chris Hall, 7 Puckett Rd., Rogers AR 72756**

Mr. Hall stated that he would prefer to keep the requirement for a 10 foot setback, and not allow the variance.

Mr. Curtis asked if Mr. Hall lived directly to the north of the subject property.

Mr. Hall confirmed.

Mr. Curtis asked where the existing fence line was located in relation to the home.

Mr. Hall stated the fence is close to the property line, but with the proposed building it would be very close to his home.

Mr. Curtis asked if the fence was the property line.

Mr. Hall stated the home is a family home and no one is there full time.

**Board Comment:**

Mr. Tucker asked for the proposed dimensions of the garage.

Staff confirmed the proposed garage is 21 feet long by 39 feet deep, roughly the size of a 2 car garage.

Mr. Tucker asked if there was an existing garage already.

Mr. Sneary stated there is a small 2 car garage. The proposed garage will be used for one vehicle with hitched boat.

Mr. Homeyer asked what the proposed garage will be used for, 21 feet is far more than needed for vehicle and boat.

Mr. Sneary stated the 21 feet width is needed to park a vehicle due to the contour of the property. The garage could be resized to 18 feet wide.

Mr. Tucker stated the duty of the applicant is to minimize the amount of variance needed and if a 16-18 foot wide structure would fulfill that duty in minimizing the variance needed.

Mr. Sneary stated the width being reduced by 3 feet.

Mr. Knight asked why the property was purchased knowing an additional garage was needed and no area to build another garage.

Mr. Sneary stated that when a building permit was applied for the structure was believed to fit outside of the building setback requirement; due to mismeasurement the variance was needed since the building encroached on the setback requirement.

**Vote:** Mr. Curtis made a motion for a 5 foot variance approval. Mr. Williams seconded the motion.

Mr. Tucker stated that the 5 foot variance would be measured from the nearest point of the structure to the property line. Motion carried 4-2 with Ms. Leyva and Mr. Knight voting not in favor of the motion.

**B. Siloam Springs Lake, (#14-396), City of Siloam Springs Lake 18-13812-000  
Represented by Roy Vestal P.E., City of Siloam Springs and Ben Rhoads, Senior Planner**

Staff Report: The City of Siloam Springs is proposing a 'Concept Master Plan' to improve upon the existing park amenity space. Ultimately, the project will entail a total of four (4) phases. For the purposes of this

report, the City of Siloam Springs is seeking approval for the Concept Master Plan, and phase one (1) of the project only.

- Phase 1 would commence during the month of June, 2014, and involves re-grading several areas along the sites southeast quadrant, including; (a) several dredge spoil (sediment) areas; (b) adjacent areas for a proposed Frisbee golf course; and (c) adjacent areas to allow access for a proposed off-road biking trail (east, to north side).

The remaining phases are to be reviewed prior to each one commencing.  
Approximate time lines for these future phases are as follows:

- Phase 2 – Ground stabilization & construction of new boat launch / fishing pier – July/Aug. 2014
- Phase 3 - Construction of three parking areas – April 2015
- Phase 4 - Construction of active recreation amenities – late 2016

On April 30<sup>th</sup>, 2014, the applicant attended the Development Review Committee Meeting where representatives from the Planning & Building Departments and the Planning Board Chair were in attendance. At that time, the applicant submitted site plans meeting staff requirements. The application was reviewed at the May 21<sup>st</sup>, 2014 Technical Advisory Committee (TAC) meeting. The applicant has submitted to Staff certified mail receipts, and photos showing the posting of the public hearing signage on site.

**The following items remain outstanding:**

- ADEQ NOI must be obtained and NOC posted on site prior to phase one (1) commencement.

**Considerations for the Planning Board:**

- 1.) Request for 'Concept Master Plan - Siloam Springs City Lake' Approval (all phases).
  - a. Approval conditional upon submittal to Planning Staff any revisions to the site plan(s) as each phase of the project commences. Planning Board would review and vote to approve each phase.
- 2.) Request for 'phase 1' Approval (re-grading / site preparation)

**Applicant Comment:**

Mr. Vestal stated that phase one is for grading and leveling purposes only.

Mr. Tucker asked if any disturbance would occur in the floodplain.

Mr. Vestal stated no development will occur in the floodplain, the grading is to restore the area to a more natural state without all the sediment piles.

Mr. Tucker stated that no authorization will be given, upon approval, for any work done outside the County's jurisdiction. Any permits required for this project from other agencies will be needed before work is commenced.

Ms. Singh stated that any disturbance in the FEMA Floodplain will require a location Floodplain Development Permit.

**Board Comment:**

Ms. Leyva asked if this approval was for phase 1 and not phase 2, since phase 2 is scheduled for July 2014.

Mr. Vestal stated this project is a dynamic, ever changing project and the master plan outlines a timeline that was best case scenario and at this time only phase 1 is before the Board.

**Public Comment:**

**Chris Williams, 22413 Rim Crest Court, Siloam Springs AR**

Mr. Williams asked about the curfew and lighting of the park.

Mr. Rhoads stated the park will be open from dawn to dusk; any disturbance will be patrolled by Siloam Springs Police Department since it is city property. Lighting is currently not proposed in the park.

Mr. Tucker stated that park will operate as it does now.

Mr. Curtis asked if any type of gate will be in place to restrict traffic after dark.

Mr. Rhoads stated that gating is currently not on the plan, but one can be installed to help mitigate traffic after dark.

Mr. Tucker stated that gating was discussed at the TAC meeting May 21, gating in the northwest parking area.

Mr. Rhoads stated this parking area will remain open.

Mr. Tucker stated that traffic is also a concern; traffic during phase 1 will be no different. On the concept plan, approximately 100 parking spaces are proposed.

Ms. Leyva asked if the earthen fingers would be blocked by boulders as discussed before.

Mr. Tucker stated that this project is two separate items, first the grading plan and then the concept master plan.

Mr. Rhoads stated the parking is a full build out plan; the actual plan would be much less parking to be constructed.

Mr. Tucker stated 100 cars would be noticed or substantial impact.

Mr. Homeyer stated the 100 cars would be noticed, but not substantial.

Ms. Leyva asked if Dawn Hill Road would be used.

Mr. Tucker stated that Hico Street and Dawn Hill looked to main routes to the lake.

Mr. Vestal stated that Hico Street is the straightest route to the lake; it will be the primary route.

Mr. Knight asked if swimming will be included in the uses of the lake.

Mr. Vestal stated no swimming activities will occur.

Mr. Knight stated that without swimming, 100 cars would be rare.

**Vote:** Mr. Curtis made a motion to approve the Concept Master Plan. Mr. Homeyer seconded the motion. Motion carried 6-0.

**Vote:** Mr. Knight moved to approve Phase 1 grading plan. Mr. Williams seconded the motion.

**Amendment to motion:** any outstanding permits would have to issued, prior to issuance of a decision. Amendment carried 6-0.

**Vote:** Mr. Knight moved to approve Phase 1 grading plan as amended. Mr. Williams seconded the motion. Motion carried 6-0.

**C. Discussion Item: Fireworks Stand Exemption**

**Staff Report:**

May 16<sup>th</sup>, 2014 – Temporary Use Permit notice sent to State registered fireworks wholesalers

- Notice states that fireworks stands are considered a 'temporary use' and will require approval by the Planning Board
- URL was provided referencing Chapter 7, the section of Benton County Code regulating temporary uses

May 21<sup>st</sup> – May 27<sup>th</sup>, 2014 – Staff processes five (5) TUP applications for fireworks stands / tents

- Staff estimates an average time to process each application approximately 5 hours
- TUP Applicants expressed concerns over needing Planning Board approval

May 28<sup>th</sup>, 2014 – Internal Staff Meeting – Discussion on TUP Process

- Staff met internally with Planning, General Services, Building Safety, and Fire Marshal's Office to understand the intent from Emergency Services perspective.

May 28<sup>th</sup>, 2014 – Development Review Committee Meeting – Discussion on TUP Process

- Applicant in attendance expressed concerns over the permitting requirement and approval process for fireworks stands / tents, especially those existing previously

June 3<sup>rd</sup> – June 4<sup>th</sup>, 2014 – Outside Jurisdictional Review of Regulating Fireworks Stands / Tents

- Under current regulations, Benton County Planning Board must review all non-exempt temporary use permit applications...
- Current regulations do not provide for exemptions to existing fireworks stands / tents.
- As for Planning approval, surrounding jurisdictions do not regulate fireworks stands / tents.
- Surrounding jurisdictions, as well as Benton County, utilize the fire inspection process as a means to inspect the health and safety aspects for these uses.
- Additionally, State regulations dictate the duration of each fireworks stand/tent vendor.
- Staff recommends revisions to the Temporary Use Application for fireworks stands/tents and outdoor display of fireworks.
- Specifically, if the following items are provided, Staff may issue a TUP to be displayed on premises for each applicant.
  - 1) Have obtained State Fireworks Permit from the State Fire Marshal
  - 2) Have obtained an annual Permit from Benton County Fire Marshal and comply with the Fireworks Inspection checklist
  - 3) Have obtained a temporary 911 address from 911 Administration
  - 4) Have obtained a temporary electrical permit from Benton County Building Official
  - 5) Have operated at a site prior to the adoption of the Planning Regulations dated March 28, 2014.
- Provided the above items are provided, Staff requests the Board consider waiving section 7.5.c of the Planning and Development Regulations of Benton County.

**Board Comment:**

Mr. Tucker stated that fireworks tents are requiring more planning than the other temporary uses listed in the regulations. The planning that is going into the firework tent permits has become a burden for staff.

Ms. Leyva stated the planning involved in these permits such as parking, traffic flow, and driveway accesses are important.

Mr. Trollinger stated that most of the fireworks tents in the County are in farmer's fields or off a secondary road in his experience.

Mr. Tucker stated the setback for the Fire Marshal exceeds the planning setbacks. The items the Planning Board would review would include parking, traffic flow, and protection of Beaver Lake.

Mr. Williams asked if the State Fire Marshal issues permits or conduct inspections.

Mr. Trollinger confirmed that State Fire Marshal issues a \$25.00 permit and if local Fire Departments are available to conduct inspections that State Fire Marshal Office yields authority to the local office to conduct inspections.

Mr. Williams asked if County Fire Marshal issues permits.

Mr. Trollinger stated the State Fire Marshal issues permits and the reason the Temporary Use Permits was discussed and needed was because the State Fire Marshal Office was not providing information to the County Fire Marshal about new tent permits. Emergency services felt it is necessary for a database/permitting process to be created so proper Fire Code can be enforced on the fireworks stands.

Mr. Tucker asked what extra steps are involved to ensure proper permitting.

Mr. Trollinger stated past history, finding tents, and tent operators calling in. Any operators know that inspections are necessary and called in to have inspections done.

Mr. Williams asked if all tents use the same wholesaler.

Mr. Trollinger stated that many different wholesalers supply fireworks to Benton County.

Mr. Trollinger stated that many phones calls are coming into his office to inquire about the new permitting. This year being the first season of the new implementation of this fireworks regulation, the County may need to be more lenient for this first season until the operators of the tents know about this permitting process. Some tents are operated by youth groups and they are expected to obtain proper County permits and it has become overwhelming for these groups.

Mr. Tucker stated that tents get temporary addressing and usually temporary electrical service.

Mr. Trollinger stated the 5 items listed in the exemption criteria outlines what is needed by the applicant, if applicable. Temporary electrical or addressing may not be necessary if the structure is permanent.

Ms. Singh stated that the exemption is from Planning Board approval; the applicant must still fulfill the Fire Marshal's, E911, and State requirements and submit the necessary documents to Planning staff. The waiver will exempt TUPs from planning Board review.

Mr. Tucker stated that under section 2.9 of the Planning Regulations, based on these criteria the Board could waive the requirement for Public Hearing if all dimensional criteria are met. That is why number 5 is on the list, to be certain the tent existed before March of this year.

Mr. Trollinger stated that applicants are contacting him to be sure their tent is located in the proper area.

Ms. Leyva asked if multiple inspections were done throughout the season.

Mr. Trollinger stated that he usually does two inspections, one after product is staged, and then another around July 4.

Ms. Leyva asked about the people staying on site for 3 weeks, there are concerns about water and sanitation disposal.

Mr. Trollinger stated that the majority of tents have portable facilities.

Ms. Leyva asked if Mr. Trollinger had assured proper disposal of waste on his inspections.

Mr. Trollinger stated that he had looked out the facilities to ensure proper disposal.

Mr. Knight asked if there had been any recent problems with fireworks tents.

Mr. Trollinger stated that if proper State code is followed accidents are unlikely to occur.

Mr. Tucker asked if Staff had received complaints about fireworks tents.

Mr. Trollinger stated the only complaints received are those of neighborhood fireworks shows, where the neighborhood hires a professional crew for a fireworks show.

Mr. Tucker asked if there were any complaints about the sale of fireworks.

Ms. Singh stated that of the 5 applicants thus far proper notification had been sent out and no complaints have been received.

Mr. Curtis stated the reason for the Temporary Use permit is to ensure proper agencies are aware that these tents are in existence. Health, Safety, Environmental, and Planning all need to recognize that these tents are in place and proper measures have been taken to ensure a safe environment.

Mr. Tucker stated that the existing fireworks tents are a temporary use, 2-3 week selling season. These existing tents are less intensive than the new ones that are being built.

Mr. Trollinger stated that he ensures the tent is passing inspection requirements before he will leave the site.

**Public Comment:**

**Andrew Carter, 1516 Rainbow Rd., Rogers AR**

Mr. Carter stated that he was in debt after buying the fireworks, his tent is 55 feet from the centerline of the road, and his parking area is adequate.

Mr. Trollinger stated that he had visited his tent and there were no problems at his tent.

Mr. Carter stated that the majority of people camping at the tents are not there fulltime, they will go home or to a hotel, facilities are usually not used on site.

**Board Comment:**

Mr. Trollinger stated the purpose his division wanted this permitting process was to be notified by the tent operators so emergency services know the 911 address. He also stated that he would be willing to add items to his inspection list in the interest of Planning matters. If item number 5 could be removed, he would add items to his inspection list.

**Public Comment:**

**Ryan Blue, Matthews, Campbell, Rhoads, McClure and Thompson Public Attorney, 119 S Second Street, Rogers AR**

Mr. Blue stated he represents Meramec Specialty Company. He stated that item number 5 under the exemption criteria his client has one stand prior to the March 2014 date the other is a new tent, how will this affect his client. Also if item number 5 were listed under exemptions would stands need approval every year.

Mr. Tucker asked if the Board were to adopt this firework exemption would the Ordinance need to be amended as well.

**Board Comment:**

**Vote:** Mr. Williams made a motion to waive Chapter 7 requirements as by-law for existing firework stand prior to March 28, 2014 and to amend the Ordinance. Mr. Homeyer seconded the motion.

**Comments:**

Mr. Tucker asked the Board if item number 5 needs to be removed, so any new application this year would follow the same procedure as the tents already in existence.

Mr. Trollinger stated with item number 5, the same problems would exist next year.

Mr. Curtis stated that in years to come people will be more aware of the permitting process, and he is against the removed of item number 5. There needs to be process of tracking the firework tents in Benton County. It is concerning about the traffic issue and other Planning issues there needs to be research done to ensure compliance with Planning requirements.

**Vote:** Mr. Williams made a motion to amend the previous motion to exclude item number 5 under exemption criteria. Mr. Knight seconded the motion. Motion carried 5-1 with Mr. Curtis voting against the motion.

**Vote:** Mr. Williams made a motion as amended, excluding item number 5, to waive Chapter 7 requirements as by-law for existing firework stands and to amend the Planning Ordinance. Mr. Homeyer seconded the motion. Motion carried 6-0.

2/3 majority vote carried to waive Public Hearing items D-H on the agenda. The following 5 firework stand permit applications are approved via waiver for this year.

- D. Barrett TUP, Firework Stand Permit, 9549 E Hwy 72, Bentonville 18-07599-000
- E. Carter TUP, Firework Stand Permit, 1516 Rainbow Rd., Rogers 18-06631-000
- F. USA Fireworks TUP, Firework Stand Permit, 1978 Slack St., Pea Ridge 18-11947-000
- G. Meramec Specialty Company-Cate Property, Firework Stand Permit, 1308 S Rainbow, Bentonville 18-06435-001
- H. Meramec Specialty Company-Heist Property, Firework Stand Permit, 3301 SW 14<sup>th</sup> St., 18-08663-000
- I. Regulations Revisions

**Regulation Revisions**

**Staff Comment:** The following proposed revisions were found by staff since the adoption in March 2014

**Chapter 3:**

1. COMMERCIAL, GENERAL – Pertaining to any business, trade, industry, or other activity engaged in for profit
  - A. General being added to the definition page 3-7
2. ENVIRONMENTALLY SENSITIVE AREA - Areas of critical environmental concern include, among other things, aquifers and aquifer recharge areas, soils poorly suited to development, floodplains, wetlands, prime agricultural and forestlands, the natural habitat of rare or endangered species, areas with unique ecosystems, or areas recommended for protection in the Arkansas Natural Areas Plan.
  - A. New definition page 3-10
3. INDUSTRIAL, LIGHT - a Use that involves the manufacturing production, processing, fabrication, assembly, repair, or packaging of finished products, predominantly from previously prepared or



refined materials (or from raw materials that do not need to be refined) Warehousing, wholesaling and distribution of the finished products produced on site.

A. New definition page 3-15

4. INDUSTRIAL, HEAVY – A Use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing process using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

A. New definition page 3-15

5. MULTIFAMILY – Any parcel with three (3) or more dwelling units.

A. New definition page 3-18

6. NEIGHBORHOOD COMMERCIAL – Establishments primarily engaged in the provision of frequently or recurring needed goods for household consumption, such as prepackaged food and beverages and limited household supplies and hardware. Convenience stores shall not include fuel pumps or selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.

A. New definition page 3-18

7. OFFICE, PROFESSIONAL- Administrative, executive, research or similar organizations and laboratories having only limited contact with the public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principle permitted use.

A. New definition page 3-19

8. Definitions of low, medium and high density were reviewed.

#### **Chapter 4:**

1. PUBLIC AND PRIVATE SERVICES

A. Word private being added page 4-4

2. Applicant is required to provide a separate service agreement from each public and private utility including water service, electricity, septic, landscape installation and maintenance including a statement indicating adequate capacity and agreement to serve the proposed development.

A. Addition of new service agreement wordage page 4-4

3. Approved Street Names- All proposed street names shall be verified and approved by the Benton County 911 Administration prior to final plat or plan approval by the County Planning Board.

A. Addition of approved street names item page 4-5

4. Page 4-11 Replacing the reference to Native vegetation table with Appendix C- Suggested list of Native Vegetation
5. Addition of number 7 Variance/Waivers and number 8 Other proposals requiring a public hearing under section 4.8 item A: Applicability page 4-15

#### **Chapter 5:**

1. Removing 'or engineer' from item number 3 on page 5-7
2. Addition of item number 4 to read 'Reference to Deed of Record: Reference to the parent tract deed of record shall be provided on the plat.' Page 5-8
3. Under item number 5 the phrase 'remainder of the' will be removed page 5-8
  - a. Sub-item a will be removed under 'Size of Parent Tract'
4. Numbering from item 4 until 12 will then be re-numbered to correlate with the new item number 4.
5. Under item 10 Existing lateral line fields and septic information, water well, and utility easements shown will read 'The survey tract or plat must identify the location of existing lateral line fields to the extent plotable, septic tank location, clean out, alternate field where indicated by permit from

Arkansas Health Department, existing water wells, well house, existing easements, and all other utility easements. Where health department permits are not available, State acceptable methods of testing and verification may be required to confirm the viability and adequacy of septic system for current and future usage. Page 5-8

6. Page 5-12, item number 7 replace the reference to table 5.3 with Appendix F
7. Page 5-27, under Criteria for administrative approval, removal of 'or limited'
8. Page 5-28, item number 3 would read 'Any property line adjustment not meeting the criteria in Sections 1 and 2 above must be heard by the Planning Board as replat.'

#### **Chapter 6:**

1. Page 6-3, addition of item number 12 'All adult oriented business, retail liquor establishments and parrots shooting ranges & sports facilities.'
2. Page 6-7, including the length of ADA parking spaces in Figure 6.1
3. Page 6-14, minimum parking requirements for Warehouse or storage facilities be revised to '1 space for every employee/shift + 1 space for each company owned vehicle + 1 space per 1,000 s.f. of Gross Floor Area (FGA), up to 50,000 sq. ft., after which, in addition 1 space per 10,000 sq. ft. Site must have adequate loading areas and holding areas for vehicles loading and unloading.'
4. Page 6-23, sub item b under Pre Consultation and Development Review Committee, the word 'Major' be removed
5. Page 6-23, item number 3 to read 'File Application: Submit required number of copies of the site plan at 18"x24" and an electronic copy (.pdf) of the proposed application shall be submitted to the Benton County Planning Office.'

#### **Chapter 7:**

1. Page 7-11, item 3 at the top of the page will read 'Construction detail of the new equipment to be installed. Planning staff *will* accept a product information sheet in place of detailed drawing if specific enough.'
2. Page 7-12, sub item b under Procedures for Planning Board Review of Telecommunication Facilities, will require a 500 feet notification buffer rather than the stated 0.5 mile.
3. Page 7-30, under Exemptions number 1, 'The use and/or structure shall not exceed 30 days in a calendar year.'
4. Page 7-30, addition of item C. Exempt fireworks stand and commercial fireworks display- the fireworks stands and commercial fireworks displays that meet the following criteria shall be EXEMPT from Planning Board Review:
  - Have obtained State Fireworks Permit from the State Fire Marshal;
  - Have obtained an annual Permit from Benton County Fire Marshal and comply with the Fireworks Inspection checklist;
  - Have obtained a temporary 911 address from 911 Administration;
  - Have obtained a temporary electrical permit from Benton County Building Official;
  - Provide adequate parking necessary to withstand expected traffic numbers
    - i. 5 spaces per 1,000 sq. ft.
5. Page 7-31, deleting the last bullet under Temporary Use Requiring a Permit
  - 'Commercial fireworks displays are considered a temporary use and are required to obtain a Temporary Permit' will be deleted.

**Vote:** Mr. Knight made a motion for approval for the Revisions to the Planning Regulations as amended. Mr. Curtis seconded the motion. Motion carried 6-0.

Public Hearing adjourned at 8:30pm.

## **TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 8:30pm

**Old Business:** None

**New Business:** None

**Other Business:** None

## **STAFF UPDATES:**

### **A. Administrative Approvals:**

1. Fayrene Jones Minor Subdivision, Tract Split, (#14-141), Gann Ridge Rd., Garfield 18-05471-001
  - Total Acreage: 13.29 acres
  - Tract 1 – 6.70 acres
  - Tract 2 – 6.06 acres
2. Thomas E. Pace Minor Subdivision, Tract Split, (#14-415), 10356 Roberts Rd., Bentonville 18-09172-000
  - Total Acreage: 39.9 acres
  - Tract 1 – 22.89 acres
  - Tract 2 – 9.92 acres
  - Tract 3 – 7.47 acres

## **DISCUSSION ITEMS:**

### **A. Charles Schroder Update**

- i. On May 29<sup>th</sup>, Environmental Officer Higgins and Planning Director visited the site to investigate illegal burning and the continued complaint of the boats parked on the subject property. No illegal burning evidence was noted and the additional boats on the property will be followed up with by staff. Ms. Singh is to draft a site plan to characterize the uses that are being done on the property, and to delineate where the commercial use is.

### **B. David Morris Update**

- i. The complaint of illegal burning was investigated and no illegal burning evidence was noted.

Meeting Adjourned at 8:45pm

## Sign-in Sheet

6/4/14

12